

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: TENTATIVE DESIGNATION OF REDEVELOPER  
DISPOSITION PARCEL R-7  
IN THE SOUTH COVE URBAN RENEWAL AREA  
PROJECT NO. MASS. R-92

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WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South Cove Urban Renewal Area, Project No. Mass. R-92, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, 575 Associates Inc. has expressed an interest in and submitted a satisfactory proposal for the development of a living/learning residence for the blind adults in the Project Area; and

WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment:

HOW, THEREFORE, BE IT RESOVLED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Massachusetts Association for the Blind be and hereby is tentatively designated as Redeveloper of Disposition Parcel R-7 subject to:

- a. Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- b. Publication of all public disclosure and issuance of all approvals required by Chapter 121B of the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- c. Submission within ninety (90) days in a form satisfactory to the Authority of:
  - (i) evidence of the availability of necessary equity funds; and
  - (ii) evidence of financing commitments from banks or other lending institutions.

2. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

3. That the Secretary is hereby authorized and directed to publish notice of the proposal disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.







M E M O R A N D U M

To: Boston Redevelopment Authority

From: Robert T. Kenney, Director

Date: 17 January 1974

Subject: SOUTH COVE URBAN RENEWAL AREA PROJECT NO. MASS. R-92  
Tentative Designation of Redeveloper  
Disposition Parcel R-7

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Summary:

This memorandum request that the Authority tentatively designate the Massachusetts Association for the Blind as Redeveloper of Parcel R-7 in the South Cove Urban Renewal Area.

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Disposition Parcel R-7 is located on Tremont Street between Jefferson and Church Streets and contains approximately 16,000 square feet of space. The parcel is BRA-owned and the site is cleared.

The Redeveloper plans to construct a two-story structure containing a gross floor area of 12,470 square feet. The Massachusetts Association for the Blind, whose offices are located at 120 Boylston Street, in Boston, intends to construct a facility which is to be a living/learning residence for blind adults and supporting staff. Also included is space for office/conference areas for instructors and an administrative area. The building will be designed to open to a protected garden at the interior of the site.

The dwelling unit breakdown is as follows: 8 two-person units, 2 four-person units and 2 one-person house manager units. The total cost of the project will be approximately \$700,000.

This proposed facility will perform a genuinely beneficial and charitable function, and will conform well to the community and the goals of the Urban Renewal Plan.

The Association has chosen 575 Associates Inc. of 12 Arrow Street, Cambridge, Massachusetts as their architect. The firm also provides professional consultation from urban designers and planners.

Formal agreement with a contractor has not been concluded, but the Association has had preliminary consultations with George Macomber. Construction should begin approximately in the Spring of 1975.

The Association's financial program for this project is based on obtaining as much of the needed monies from fund raising activities. To date, approximately \$60,000 has already been pledged with another \$150,000 pending. In addition, the Association has investments totalling well over \$200,000 which can be mortgaged if the fund raising activities do not materialize as expected. It should also be noted that once the facility is completed, the Association already has Federal funds for the running of the program itself.

Since the proposal of the Association is both beneficial and appropriate, and sufficient financial resources for the facility are available, it is therefore recommended that the Authority tentatively designate the Massachusetts Association for the Blind as Redeveloper of Parcel R-7 in the South Cove Urban Renewal Area.

An appropriate Resolution is attached.

Attachment



